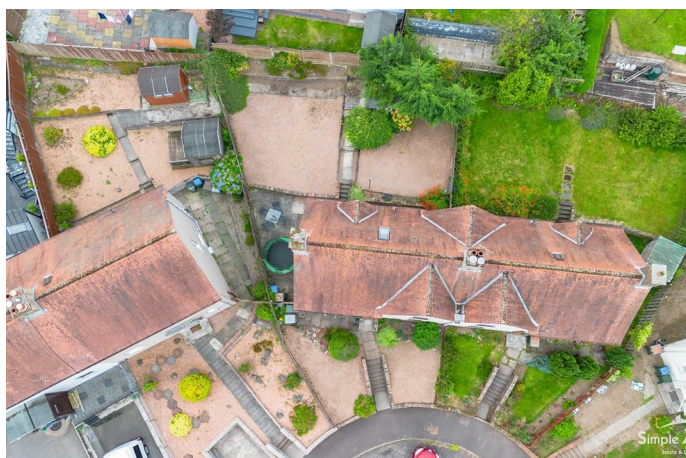


Simple Approach



**18 Glamis Place, Perth
PH2 0HP**

Offers over £193,950

Located in a quiet and desirable residential area, this well-presented three-bedroom semi-detached home on Glamis Place offers a fantastic opportunity for families, first-time buyers, or investors seeking a stylish and comfortable property in Perth. The home features a bright, front-facing lounge, flooded with natural light through large windows, creating a warm and inviting space. The home enjoys a modern, well-appointed kitchen complete with contemporary units, ample worktop space, and quality fittings, perfect for day-to-day living and hosting.

Upstairs, the property offers three generously-sized bedrooms, each providing flexible accommodation options whether used for sleeping, working from home, or storage. The stylish family bathroom has been finished to a high standard, offering a sleek, modern design with quality fixtures and fittings.

To the rear of the home lies a large, private garden, ideal for outdoor dining, children's play, or gardening. Additional benefits include gas central heating, double glazing throughout, and ample storage options. On-street parking is available, and the area is well-served by local amenities, schools, public transport, and easy access to Perth city centre. This property represents an excellent blend of space, style, and location—viewing is highly recommended to appreciate all it has to offer.

Lounge
17'11" x 11'6" (5.48 x 3.51)

Kitchen
8'10" x 10'11" (2.71 x 3.33)

Storage Cupboard
4'11" x 3'1" (1.52 x 0.95)

Bathroom
6'8" x 5'6" (2.04 x 1.68)

Bedroom One
13'10" x 10'10" (4.22 x 3.31)

Bedroom Two
8'9" x 13'1" (2.69 x 4.00)

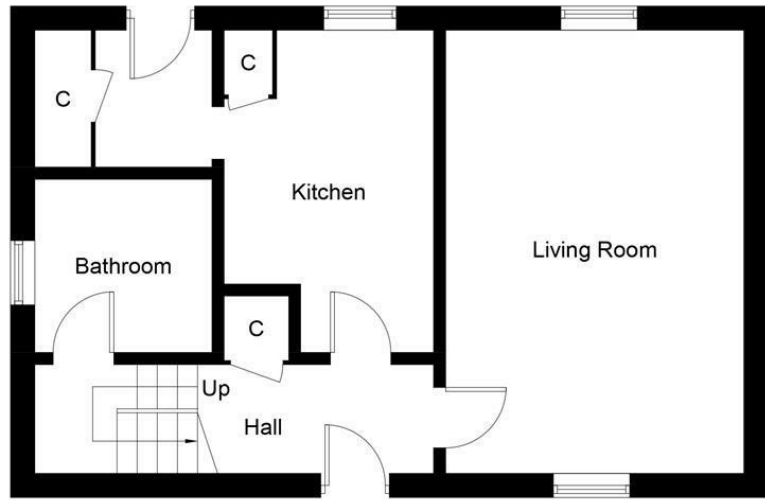
Bedroom Three



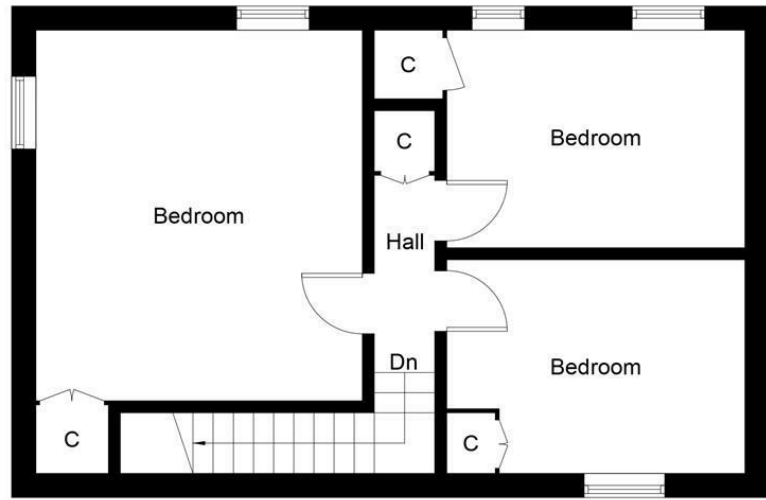


- Semi Detached House
- Three Generous Bedrooms
- Highly Sought After Location
- Very Well Presented Throughout
- Modern Kitchen
- Large Private Rear Garden



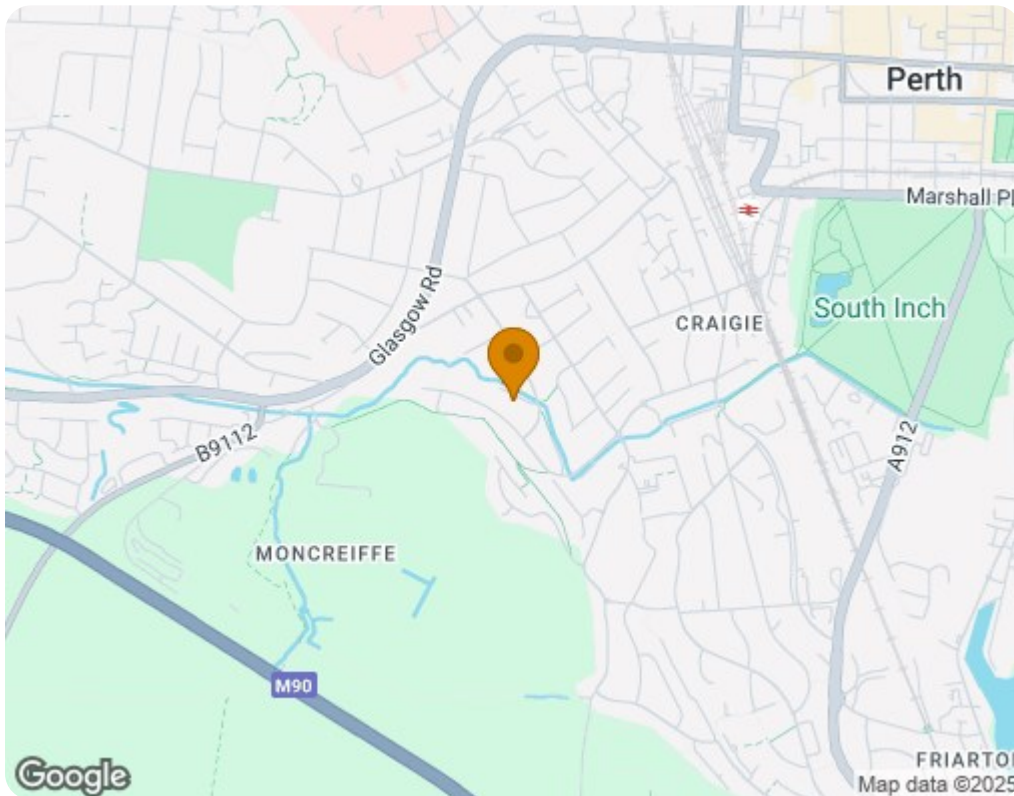


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231264)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC